



ASSOCIATION NEWSLETTER

June 7, 2012

CLARIFICATION OF MAINTENANCE POLICY SENT

Several weeks ago, the Association sent out a document clarifying the Association's maintenance policy. While the Association has maintained this policy for many years, for clarification sake, the Board put it in writing so that it can be easier understood. If you did not get a copy, please call the number below.

POOL RULES REMINDER

As a reminder, the pool rules are posted on the wall at the pool structure. Thank you for complying.

ROOF REPLACEMENT DONE (7620 & 7640)

The Association would like to thank all the residents at the above buildings for their patience during the roofing project.

EXTERIOR PAINTING OF BLDGS PLANNED

If all goes well, the Association is planning to repaint the exterior of all the buildings later on this summer. In order to get all exterior surfaces covered with a new coat of paint, all patios and balconies will need to be cleared for the painters. The painting contractor (Affordable Painting) will distribute notices to each unit prior to starting.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. D Renner.

GYM ROOM REMINDERS

Please be considerate of the shared, gym room space especially during peak hours when several residents may be using the gym at the same time. Given the minimal floor space, please economize on how much room and what equipment you use so everyone can get their workout in! And as always, don't forget to rack your weights, hit the off buttons on the cardio equipment and fans, and generally straighten up so the next person doesn't have to pick up your mess. Thank you.

TREE WORK PLANNED

As part of the regular maintenance, many of the trees will be trimmed in the near future. The diseased ones and ones that are dangerously leaning will be removed at that time. Currently, the Board is considering bids.

WATERPROOFING OF FOUNDATION IN FINAL STAGES

By the end of this month, all building foundations should be waterproofed. Thank you again for your patience and cooperation while the crew was working under your building.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com Exterior maintenance may not always be the

Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for June 14, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

HAVE A SAFE SUMMER!

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